

FAIRFIELD LUDLOWE HIGH SCHOOL BUILDING COMMITTEE

Wednesday, February 12, 2014 7:30 p.m.

Fairfield Ludlowe High School

Black Box Theatre

785 Unquowa Rd.

Fairfield, CT 06824

FINAL MINUTES

Members Present: Marc Donald, Chair; Robert Sickeler; Donna Ertel, Vice-Chair (arrived 7:42pm); Joseph Pagnozzi, Secretary; Marc Andre

Others Present: Twig Holland, Town of Fairfield Director of Purchasing Department; Sal Morabito, Board of Education Manager of Construction, Security and Safety; Greg Hatzis, FLHS Principal; Judy Ewing; Jessica Gerber, BOE Liaison (arrived 8:35pm); Joseph Costa (Perkins Eastman); Mark McCarthy (Perkins Eastman); Peter Manning (Gilbane); Peter Adamowicz (Gilbane); Michael Dell'Accio (Arcadis)

Absent: Terri Leopold, David Weber

I. Call to Order

Mr. Donald called the meeting to order at 7:31pm.

II. Approval of Minutes

-Motion was made to approve of the January 8, 2014 meeting minutes by Mr. Pagnozzi and seconded by Mr. Andre

Motion passed 4:0

-Motion was made to approve of the January 22, 2014 special meeting minutes by Mr. Pagnozzi and seconded by Mr. Sickeler.

Motion passed 4:0

**NOTE: Ms. Ertel was not present for both votes.

III. Architects Presentation

--Joe Costa (Perkins Eastman) led a presentation regarding renovations/additions for FLHS; Committee members each received a complete handout, covering the different options for the cafeteria, classroom additions, and included a project estimated budget & timeline (per Gilbane).

--Option 3 for the "Falcon Wing Café" cafeteria option will be developed further to fit within project budget.

--Regarding the roof, information still needs to be gathered but that hasn't happened due to the snow and ice as of late.

--Regarding windows, a code investigation will be implemented regarding factors including a high wind zone.

--Michael Dell'Accio (Arcadis) outlined a draft budget; Committee members each received a copy. This includes the original estimation by Silver Petrucelli and four different project options

costs. Soft costs especially with Option 1 are a concern; with Options 2 and 3 the overall cost is down but soft costs are up. It is important to note that the very “soft numbers” are only estimates/unknowns at this time.

--Peter Adamowicz (Gilbane) gave Committee members a handout featuring a timeline that included three phases of the FLHS project (roof, windows, new addition). 3 separate OSF approvals needed to bid; the hope is for the roof, which is the simplest of the approvals, is to be started this summer.; roof design needs to be done by April 1. The windows are problematic due to the EPA approval; because of this, window replacement may be starting June 2015. The windows will take two summers to complete.

--It is important that the Committee look at the ed specs regarding the project; if an aspect isn't affordable, it can't be done. The Committee needs to start with the known factors, and two important factors to keep in mind are “safety first” and “education/learning”.

IV. Discussion of Roof Work/Design

--Roofing design needs approval from the Committee to move forward, but Perkins Eastman hasn't been able to have access to the roof due to the snow/ice.

Motion was made to approve the authorization for Perkins Eastman to proceed with the design phase of the project by Mr. Pagnozzi and seconded by Ms. Ertel.

Motion passed 5:0

V. Remediation Update

--testing is in progress; data should be available by April 15.

--concerns were raised with window cost; how will it affect the project as a whole?

--request cost savings with ed specs

VI. Discussion of Gilbane Proposal

--Committee members expressed that at this time, there's not enough information to make decisions this early on. There are issues regarding the courtyard, which is currently utilized by the students...more options?

--Gilbane will have a full time superintendent and a full time project manager on site, with the option to combine full time staff with the project at Riverfield School. The full time superintendent will be on-site at all times unless there are meeting days.

--no vote taken by the Committee at this time.

VII. Discussion Geotechnical Advisor

--The RFP was issued yesterday and bids are due in a week; Joe Costa reached out to five.

VIII. Next Meeting: March 12, 2014 at 7:30pm, Black Box Theatre, FLHS

IX. Old/New Business

--None

X. Public Comment

Judy Ewing brought up that with window projects for the schools, there seems to be more questions regarding them now than ten plus years ago (2002); at that time, windows were simply just replaced, and PCBs were not a concern. Nowadays, the needs surrounding windows seem to be greater.

XI. Adjourn

-Motion was made to adjourn the meeting at 10:11pm by Mr. Pagnozzi and seconded by Mr. Andre.

Motion passed 5:0

Respectfully Submitted,

Jennifer Hochberg
Recording Secretary